084.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	621,400 / 621,400
					USE VALUE:	621,400 / 621,400
					ASSESSED:	621,400 / 621,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WASHINGTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWARTZ STEPHEN D
Owner 2:	
Owner 3:	
Street 1:	14 WASHINGTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL JUDITH E -
Owner 2:	-
Street 1:	14 WASHINGTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Asbestos Exterior and 1455 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	243,400		378,000	621,400
Total Card	0.092	243,400		378,000	621,400
Total Parcel	0.092	243,400		378,000	621,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.08 | /Parcel: 427.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52953

GIS Ref

GIS Ref

Insp Date 10/12/18

!6865!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 084.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,800	0	4,000.	378,000	621,800	621,800	Year End Roll	12/18/2019
2019	101	FV	196,200	0	4,000.	372,600	568,800	568,800	Year End Roll	1/3/2019
2018	101	FV	196,200	0	4,000.	286,200	482,400	482,400	Year End Roll	12/20/2017
2017	101	FV	196,200	0	4,000.	270,000	466,200	466,200	Year End Roll	1/3/2017
2016	101	FV	196,200	0	4,000.	248,400	444,600	444,600	Year End	1/4/2016
2015	101	FV	185,100	0	4,000.	232,200	417,300	417,300	Year End Roll	12/11/2014
2014	101	FV	185,100	0	4,000.	213,800	398,900	398,900	Year End Roll	12/16/2013
2013	101	FV	185,100	0	4,000.	213,800	398,900	398,900		12/13/2012

PRINT

Date	Time
12/10/20	21:34:12

LAST REV

Date	Time
04/30/19	15:08:27
apro	
6865	

USER DEFINED

Prior Id # 1:	52953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL JUDITH	55754-371		11/4/2010		430,000	No	No		
GIULINO ANTHONY	32416-294		2/26/2001		277,000	No	No		
WERNER CARLSON	31495-33		6/12/2000		375,000	No	No		
	11471-252		2/26/1968		10,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2006	95	Addition	35,500			G7	GR FY07	REAR ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	HS	Hanne S
12/11/2008	Meas/Inspect	336	PATRIOT
5/15/2001	MLS	MM	Mary M
3/27/2000	Inspected	263	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	264	PATRIOT
4/6/1998		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	ORANGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.92961919
Adj $ / SQ:	163.148
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330773
Depreciation:	87324
Depreciated Total:	243449

COMMENTS

2ND BUILDING REMOVED FY 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	2	Baths:	1	HB						

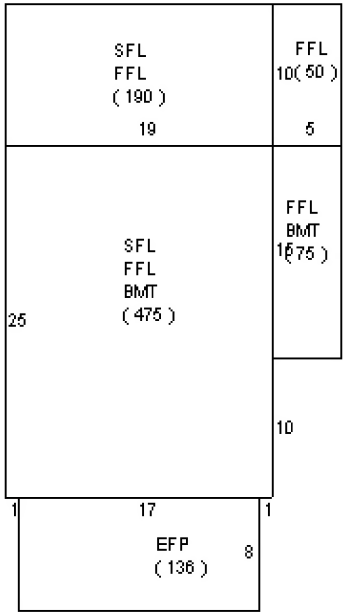
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.15
Special Features:	0	Val/Su Net:	113.69
Final Total:	243400	Val/Su SzAd	167.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	790	163.150	128,887
SFL	Second Floor	665	163.150	108,494
BMT	Basement	550	48.940	26,919
EFP	Enclos Porch	136	43.920	5,973
	Net Sketched Area:	2,141	Total:	270,273
Size Ad	1455	Gross Are	2141	FinArea 1455

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 084.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	